



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**March 14, 2017**

*Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.*

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9:30 Presentations  
10:00 Report on General Assembly Activities  
10:10 Board Appointments  
10:20 Items Presented by the County Executive  
10:30 Matters Presented by Board Members  
11:20 Closed Session

3:30 p.m. SEA 84-P-129-04 - ARDEN COURTS – FAIR OAKS OF FAIRFAX VA, LLC, SEA Appl. under Sect. 3-504 of the Zoning Ordinance to amend SE 84-P-129, previously approved for housing for the elderly, medical care, and assisted living facilities, to permit site modifications and modification of development conditions. Located at 12469 Lee Jackson Memorial Hwy., Fairfax, 22033, on approx. 8.98 ac. of land zoned R-5, WS, and HC. Springfield District. Tax Map 45-4 ((1)) 6 B. (Concurrent with PCA 84-P-114-04).

3:30 p.m. PCA 84-P-114-04 - ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC, PCA Appl. to amend the proffers for RZ 84-P-114, previously approved for housing for the elderly, to permit medical care and assisted living facilities with associated modifications to proffers and site design with no change in the overall approved Floor Area Ratio (FAR) of 0.25. Located at 12469 Lee Jackson Memorial Hwy., Fairfax, 22033, on approx. 8.98 ac. of land zoned R-5, WS, and HC. Comp. Plan Rec: Residential 2-3 du/ac. Springfield District. Tax Map 45-4 ((1)) 6 B. (Concurrent with SEA 84-P-129-04).

3:30 p.m. SE 2016-HM-020 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY; AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, SE Appl. under Sects. 2-517, 5-404, 5-408, 9-612, and 9-400 of the Zoning Ordinance to permit electrically powered regional rail transit facilities and waiver of open space requirements. Located at 2000 and 2001 Edmund Halley Dr., Reston, 20191, on approx. 1.88 ac. of land zoned I-4. Hunter Mill District. Tax Map 17-3 ((8)) 2A (pt.) and 17-3 ((8)) (3A) 2A (pt.).

3:30 p.m. SE 2016-SU-015 - ARDAVAN BADII & FOROUZANDEH FARNOUSH A/K/A FOROUZ FARNOUSH D/B/A BULLION & DIAMOND CO., LLC, SE Appl. under Sect. 4-804 of the Zoning Ordinance to permit a pawn shop. Located at 4086 Airline Pkwy., Chantilly, 20151, on approx. 3.44 ac. of land zoned C-8, AN, HC, and WS. Sully District. Tax Map 34-3 ((1)) 5A.

3:30 p.m. RZ 2016-BR-019 - CHRISTOPHER LAND, LLC, RZ Appl. to rezone from R-1 to PDH-4 to permit residential with an overall density of 3.3 dwelling units per acre (du/ac) and approval of the conceptual plan. Located in the S.W. quadrant of the intersection of Coffey Woods Rd. and Burke Lake Rd. on approx. 2.72 ac. of land. Comp. Plan Rec: Residential, 4-5 du/ac. Braddock District. Tax Map 78-3 ((1)) 1.

4:00 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the Graham Residential Permit Parking District, District 34. The proposed amendment will expand the District boundaries to include the following street block faces: Elmwood Drive from Stuart Drive to Johnson Road, south side only; and Lawrence Drive from Elmwood Drive to Fenwick Road. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Providence District)

4:00 p.m. SEA 95-H-013 - MACS RETAIL LLC, SEA Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 95-H-013 previously approved for a Service Station, Quick Service Food Store and a waiver of the minimum lot width requirement to permit modification of development conditions. Located at 2601 Quincy Adams Rd., Herndon, 20171 on approx. 40,163 sq. ft. of land zoned C-6. Hunter Mill District. Tax Map 25-4 ((01)) 0002-C.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment S13-II-TY1 concerns approx. 2,100 ac. Tysons area, generally located at the confluence of the Capital Beltway/Interstate 495 (I-495) with the Dulles Airport Access Road and Dulles Toll Road (Route 267), Leesburg Pike (Route 7), and Chain Bridge Road/Dolley Madison Boulevard (Route 123) (Tax map # 28-2, 28-4, 29-1, 29-2, 29-3, 29-4, 30-3, 39-1, 39-2, 40-1) in the Providence and Hunter Mill Supervisor Districts. The area is planned for high density, mixed-use development concentrated in transit-oriented developments around the four Metrorail stations that will resemble intense and busy central business districts. The pattern of development along the edges of Tysons transitions down to a scale and use that respects the adjacent communities. The Plan Amendment considers revisions to facilitate implementation activities, including changes to the land use (including the Plan's Initial Development Level for office uses), urban design, parks, public facilities, and transportation recommendations. The amendment would reconcile Plan text and maps with completed studies and planning activities since 2010, updates the text to reflect implementation, and proposes other changes deemed necessary throughout the amendment process. A listing of public comments on the draft Plan text dated September 11, 2015, with staff and Planning Commission Tysons Committee responses, can be found at the following website:

<http://www.fairfaxcounty.gov/tysons/tysonsplanamendments2013.htm>. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703 324-1380.

4:00 p.m. Public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Delete the Floor Area Ratio (FAR) maximum of

2.5 in the Planned Tysons Corner Urban District (PTC) for uses located within a Transit-Oriented Development up to one-fourth mile from a Metrorail Station that generate the more AM and PM peak hour vehicle trips than hotel uses, based on the peak hour vehicle trip generation rates specified in the most current edition of the Institute of Traffic Engineers (ITE) Trip Generation Report; and as determined by the Fairfax County Department of Transportation through either the evaluation of a trip generation analysis or in conjunction with the Transportation Impact Analysis pursuant to Va. Code Section 15.2-2222.1. All non-office uses would then be subject to no maximum FAR when the proposed development is implementing the site-specific development guidelines and recommendations of the comprehensive plan, including design, mix of uses and scale of the proposed development, and only when the appropriate measures are proposed and/or are in place to adequately mitigate the anticipated transportation impacts of the proposed development. Additionally, change the paragraph reference in Sect. 9 629 from Par. 2A(2) of Sect. 6-507 to Par. 2A(1) of Sect. 6-507 to reflect the new codification. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of Project 5G25-060-031-000, Medford Drive Walkway-Annandale HS-Davian Dr. (Mason District). This project consists of approximately 475 linear feet of concrete sidewalk, pedestrian curb ramps, curb and gutter, storm drainage pipes and structures, minor grading and driveway reconstructions along the east side of Medford Drive from the intersection with Davian Drive to Four Year Run. Plans and plats describing the work proposed to be done and the property interests to be acquired for this project are on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia 22035.

4:30 p.m. Public hearing on the proposed adoption of an ordinance amending Appendix G, of The Code of the County of Fairfax, Virginia, to expand the McLean Residential Permit Parking District, District 21. The proposed amendment will expand the District boundaries to include the following street block faces: Great Falls Street from Sea Cliff Road to Baldwin Drive, north side only; and Sea Cliff Road from Warner Avenue to Great Falls Street. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Dranesville District).

4:30 p.m. Public hearing on the proposed adoption of a resolution to contract a small sanitary district known as Small District within Hunter Mill District to include Equus Court area for the purpose of removing vacuum leaf collection to be effective July 1, 2017.

4:30 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2016-CW-3CP proposes to: 1) add text to clearly articulate that Plan text is flexible in nature and should not be interpreted to suggest, request, or require any proffered condition; 2) provide a new map and list of the fifteen mixed-use small areas exempt from the recently adopted Virginia Code §15.2-2303.4; 3) modify existing small area boundaries to fully encompass the respective existing or planned Metrorail station; 4) relocate the Innovation Center Transit Station Area from the Upper Potomac Planning District section to the Dulles Suburban Center section; and 5) update Plan definitions and add a new definition of "Small Area Plan" to the Fairfax County Comprehensive Plan. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703 324 1380.

4:30 p.m. Public hearing on an application filed by Paul Wallace Management, Inc. d/b/a Springfield Yellow Cab for approval of a transfer of control under Chapter 84.1 of the Fairfax County Code, regarding taxicab regulation.

4:30 p.m. Public hearing on the Proposed Consolidated Plan One-Year Action Plan for FY 2018 (Action Plan). The U.S. Department of Housing and Urban Development (HUD) requires that a consolidated plan be submitted every five years for proposed uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) funding and that an annual action plan be submitted for each year covered by the five-year plan. The Action Plan presents the proposed uses of CDBG, HOME and ESG funding for programs to be implemented in the third year of the Five-Year Consolidated Plan for FY 2016 - 2020. The Consolidated Community Funding Advisory Committee (CCFAC) is the citizen advisory group that oversees the preparation of all consolidated action plans. The Action Plan identifies the proposed uses of funds for the three federal programs with an estimated amount of \$6.9 million: \$4,923,230 for CDBG, \$1,509,811 for HOME, and \$438,751 for ESG. The funding levels incorporated in the Action Plan are estimates based on the funding levels received by the County for FY 2017 until HUD notification of the actual FY 2018 grant award amounts. It should be noted that if there is a difference of no more than 10 percent between the FY 2017 and FY 2018 funding levels, the proposed uses of the federal funds will be modified according to the contingency plan described on pages 37-38 of the Action Plan. If there is greater than a 10 percent difference, the County reserves the right to reconsider the proposed funding allocations. The Action Plan also anticipates utilizing \$156,538 in unallocated CDBG (\$25,939) and HOME (\$130,599) funds carried over from prior years. An additional estimated \$2,293,699 will be carried forward for ongoing projects, for a total anticipated carryover amount of \$2,450,237. It is estimated that there also will be \$331,885 in program income available for use in FY 2018, including \$249,156 of CDBG and \$82,729 of HOME. The Action Plan also includes the second year of the two-year funding cycle for the Consolidated Community Funding Pool (CCFP) for FY 2017-2018. It identifies funding, which includes \$1.4 million of CDBG funds, to be made available to non-profit organizations for community-based programs that are recommended for awards. The awards are based on the recommendations from the Selection Advisory Committee appointed to review the proposals received through the competitive CCFP solicitation process for FY 2017-2018. However, final awards for FY 2018 are subject to appropriations by the Fairfax County Board of Supervisors, to be decided through the County budget approval process in May 2017. In addition, the Action Plan identifies: (1) various public and private resources available for housing; and (2) the goals and objectives for the Five-Year Consolidated Plan for FY 2016-2020. The public hearing will provide an opportunity for citizens to express their views on the Action Plan, as well as on housing, community development, fair housing, homelessness and community service needs in Fairfax County, and to comment on Fairfax County's community development performance. The public is encouraged to provide information concerning changes in housing and community service trends since the last Board public hearing on the consolidated action plan in March 2016.

To Obtain Copies of the Action Plan: Copies of the Action Plan are available for review on line at <http://www.fairfaxcounty.gov/rha>, at the Citizen Information Desk located on the lobby level of the Government Center, and at the information desk of all branches of the Fairfax County Public Library system. Copies also may be obtained at the Fairfax County Department of Housing and Community Development (HCD), 3700 Pender Drive, Suite 300, Fairfax, Virginia 22030. All of the above mentioned locations are accessible to persons with disabilities.

#### To Submit Written Comments:

Citizens wishing to comment on the Action Plan may do so by writing to the attention of Beverly Moses, Senior Program Manager, HCD, 3700 Pender Drive, Fairfax, Virginia 22030. The deadline for receipt of written comments on the Action Plan will be 4:30 p.m. on Tuesday, March 14, 2017.

For additional information on the Proposed Five-Year Consolidated Plan for FY 2016 - 2020 and the Proposed Consolidated Plan One-Year Action Plan for FY 2018, contact the HCD at 703-246-5170, TTY: 703-385-3578.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.